

Agenda No.:
**Preliminary Site Plan
& Conveyance Plat:**
Owner(s):

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Trike Hickman Addition (PSPCP08-0016)
Trike Investments, L.P.

DESCRIPTION:

Seven restaurants, a bank, a hotel, and an office building on 10 lots on 17.9± acres on the southeast corner of John Hickman Parkway and Dallas Parkway. Zoned Commercial-1. Neighborhood #30. MW

REMARKS:

Preliminary Site Plan:

Access: Access is provided from John Hickman Parkway, Dallas Parkway, and Street A.
Cross access: Cross access is provided to the properties to the east and south.
Parking: Parking is adequate.
Screening: Screening is not required.
Tree Preservation: A tree survey will be required at the time of site plan/final plat.
Open space: Open space is adequate.
Façade Plan: Preliminary façade plans have been submitted for staff review.
Additional Information: A zoning request has been submitted in conjunction with this preliminary site plan. Due to the proposed height of the hotel and office building, approval of the preliminary site plan will be subject to approval of the zoning request for PD-Retail/Office-2.

Conveyance Plat:

The purpose of the conveyance plat is to divide the property into 10 lots and dedicate right-of-way for Street A.

RECOMMENDATION:

Recommended for approval subject to:

Preliminary Site Plan:

1. Staff approval of the Preliminary Façade Plan.
2. City Council approval of Zoning Case Z08-0016.

Conveyance Plat:

As submitted.